

A RESOLUTION FINDING, DETERMINING  
AND RATIFYING AN INDUCEMENT RESOLUTION  
OF THE FORT WAYNE ECONOMIC DEVELOPMENT COMMISSION  
AUTHORIZING THE ISSUANCE AND SALE OF  
\$350,000.00 ECONOMIC REVENUE BONDS OF THE  
CITY OF FORT WAYNE, INDIANA,  
FOR THE PURPOSE OF INDUCING THE APPLICANT,  
(CARL I. BENTZ, SUSAN C. BENTZ,  
CHARLES S. BENTZ, SANDRA K. BENTZ)  
TO PROCEED WITH THE ACQUISITION,  
CONSTRUCTION AND EQUIPPING OF THE PROJECT.

WHEREAS, the City of Fort Wayne, Indiana, (the "Issuer")  
is authorized by I.C. §36-7-12 (the "Act") to issue revenue  
bonds for the financing of economic development facilities,  
the funds from said financing to be used for the acquisition,  
construction and equipping of said facilities, and said faci-  
lities to be either sold or leased to another person or dir-  
ectly owned by another person; and

WHEREAS, Carl I. Bentz, Susan C. Bentz, Charles S. Bentz,  
and Sandra K. Bentz (the "Applicant") has advised the Fort Wayne  
Economic Development Commission and the Issuer that it proposes  
that the Issuer lease the same to the Applicant or loan proceeds  
of an economic development financing to the Applicant for the  
same, said economic development facility to be Lot 16, Block A,  
Edgewood Industrial Park, Washington Township, Allen County,  
Indiana, more commonly known as 3805 Transportation Drive,  
together with a 24,200 sq. ft. structural steel building and  
improvements and equipment to be located therein (the "Project");  
and

WHEREAS, the diversification of industry and an increase  
in approximately 20 to 25 job opportunities immediately and 50  
job opportunities within three years to be achieved by the  
acquisition, construction and equipping of the Project will  
be of public benefit to the health, safety and general welfare  
of the Issuer and its citizens; and

1           WHEREAS, having received the advice of the Fort Wayne  
2       Economic Development Commission, it would appear that the  
3       financing of the Project would be of public benefit to the  
4       health, safety and general welfare of the Issuer and its citizens;  
5       and

6           WHEREAS, the acquisition and construction of the facility  
7       will not have an adverse effect on any similar facility already  
8       constructed or operating in or about Fort Wayne, Indiana.

9           NOW THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE  
10      CITY OF FORT WAYNE, INDIANA:

11          SECTION 1. The Common Council finds, determines, ratifies  
12      and confirms the promotion of diversification of economic  
13      development and job opportunities in and near Fort Wayne, Indiana  
14      and in Allen County, is desirable to preserve the health, safety  
15      and general welfare of the citizens of the Issuer; and that it is  
16      in the public interest that Fort Wayne Economic Development  
17      Commission and said Issuer take such action as it lawfully may  
18      to encourage diversification of industry and promotion of job  
19      opportunities in and near said Issuer.

20          SECTION 2. The Common Council further finds, determines,  
21      ratifies and confirms that the issuance and sale of revenue  
22      bonds in an amount not to exceed \$350,000.00 of the Issuer  
23      under the Act for the acquisition, construction and equipping  
24      of the Project and the sale or leasing of such a financing to  
25      the Applicant for such purposes will serve the public purpose  
26      referred to above, in accordance with the Act.

27          SECTION 3. In order to induce the Applicant to proceed  
28      with the acquisition, construction and equipping of the Project,  
29      the Common Council hereby finds, determines, ratifies and  
30      confirms that (i) it will take or cause to be taken such actions  
31      pursuant to the Act as may be required to implement the afore-  
32      said financing, or as it may deem appropriate in pursuance

thereof, provided that all of the foregoing shall be mutually acceptable to the Issuer and the Applicant; and (ii) it will adopt such ordinances and resolutions and authorize the execution and delivery of such instruments and the taking of such action as may be necessary and advisable for the authorization, issuance and sale of said economic development bonds.

SECTION 4. All costs of the Project incurred after the passage of this Inducement Resolution, including reimbursement or repayment of the Applicant of monies expended by the Applicant for planning, engineering, interest paid during construction, underwriting expenses, attorney and bond counsel fees, acquisition, construction and equipping of the Project will be permitted to be included as part of the bond issue to finance said Project, and the Issuer will thereafter either sell or lease the same to the Applicant or loan the proceeds of such financing to the Applicant for the same purposes.

Trevan L. Schmidt  
COUNCILMAN

APPROVED AS TO FORM AND  
LEGALITY.

John J. Wernet, Attorney for the  
Economic Development Commission  
Dated this 15 day of October, 1981.

Read the first time in full and on motion by J. Schmidt, seconded by Stew, and duly adopted, read the second time by title and referred to the Committee Stew (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on 10-27-81, the 10 day of October, 1981, at 10 o'clock M., E.S.T.

DATE: 10-27-81

Charles W. Westerman  
CHARLES W. WESTERMAN  
CITY CLERK

Read the third time in full and on motion by J. Schmidt, seconded by Stew, and duly adopted, placed on its passage. PASSED (Lost) by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT	TO-WIT:
TOTAL VOTES	_____	_____	_____	_____	_____
BURNS	X	_____	_____	_____	_____
EISBART	X	_____	_____	_____	_____
GiaQUINTA	X	_____	_____	_____	_____
NUCKOLS	X	_____	_____	_____	_____
SCHMIDT, D.	X	_____	_____	_____	_____
SCHMIDT, V.	X	_____	_____	_____	_____
SCHOMBURG	X	_____	_____	_____	_____
STIER	X	_____	_____	_____	_____
TALARICO	X	_____	_____	_____	_____

DATE: 11-10-81

Charles W. Westerman  
CHARLES W. WESTERMAN - CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ZONING MAP) (GENERAL) (ANNEXATION) (SPECIAL) (APPROPRIATION) ORDINANCE (RESOLUTION) No. B-8581 on the 10th day of November, 1981.

ATTEST:  
Charles W. Westerman  
CHARLES W. WESTERMAN - CITY CLERK

(SEAL)  
John Nuckols  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 12th day of November, 1981, at the hour of 10:00 o'clock A. M., E.S.T.

Charles W. Westerman  
CHARLES W. WESTERMAN - CITY CLERK

Approved and signed by me this 17th day of November 1981, at the hour of 1:00 o'clock P. M., E.S.T.

Winfield C. Moses, Jr.  
WINFIELD C. MOSES, JR.  
MAYOR

BILL NO. R-81-10-31

REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON Finance TO WHOM WAS REFERRED AN  
ORDINANCE A RESOLUTION FINDING, DETERMINING AND RATIFYING AN  
INDUCEMENT RESOLUTION OF THE FORT WYANE ECONOMIC DEVELOPMENT  
COMMISSION AUTHORIZING THE ISSUANCE AND SALE OF \$350,000.00 ECONOMIC  
REVENUE BONDS OF THE CITY OF FORT WYANE, INDIANA, FOR THE PURPOSE  
OF INDUCING THE APPLICANT, (CARL I. BENTZ, SUSAN C. BENTZ, CHARLES  
S. BENTZ, SANDRA K. BENTZ) TO PROCEED WITH THE ACQUISITION, CONSTRUCTION  
AND EQUIPPING OF THE PROJECT

HAVE HAD SAID ORDINANCE UNDER CONSIDERATION AND BEG LEAVE TO REPORT  
BACK TO THE COMMON COUNCIL THAT SAID ORDINANCE DO PASS.

VIVIAN G. SCHMIDT, CHAIRMAN

*Vivian G. Schmidt*

JAMES S. STIER, VICE CHAIRMAN

*James S. Stier*

MARK E. GIAQUINTA

*Mark E. Giaquinta*

PAUL M. BURNS

*Paul M. Burns*

ROY J. SCHOMBURG

*Roy J. Schomburg*

CONCURRED IN

DATE 11-10-81 CHARLES W. WESTERMAN, CITY CLERK



# The City of Fort Wayne

ECONOMIC DEVELOPMENT COMMISSION

October 23, 1981

Common Council of the  
City of Fort Wayne  
One Main Street  
Fort Wayne, Indiana 46802

Re: City of Fort Wayne, Indiana, Economic Development  
Revenue Bonds (Carl, Susan, Charles and Sandra Bentz)

Gentlemen and Mrs. Schmidt:

Please be advised that on the 15th day of October, 1981, the Fort Wayne Economic Development Commission passed an Inducement Resolution on the above-referenced Application. Pursuant to Indiana law and the informal request of the Council, enclosed please find the following:

Inducement Resolution of the Fort Wayne Economic Development Commission;


The Report of the Economic Development Commission;

The Application for Economic Development financing, including financial statement of the applicant and commitment letter; and

The Report of the City Controller.

The Commission requests that you consider these enclosures and the proposed financing contemplated thereby and adopt the Inducement Resolution submitted to the Council on October 27, 1981.

FORT WAYNE ECONOMIC DEVELOPMENT  
COMMISSION

By:   
Counsel to the EDC

JJW:lcs

cc: Ms. Debbie J. Shell  
Bentz Mobile Products

INDUCEMENT RESOLUTION OF  
FORT WAYNE ECONOMIC DEVELOPMENT COMMISSION  
ON APPLICATION OF  
CARL I. BENTZ, SUSAN C. BENTZ,  
CHARLES S. BENTZ, SANDRA K. BENTZ

WHEREAS, the City of Fort Wayne, Indiana, (the "Issuer") is authorized by Indiana Code §36-7-12 (the "Act") to issue revenue bonds for the financing of economic development facilities, the funds from said financing to be used for the acquisition, construction and equipping of said facilities, and said facilities to be either sold or leased to the user or developer; and

WHEREAS, Carl I. Bentz, Susan C. Bentz, Charles S. Bentz, and Sandra K. Bentz (the "Applicant"), has advised the Fort Wayne Economic Development Commission (the "Commission") and the Issuer that it proposes that the Issuer acquire and equip an economic development facility and sell and/or lease the same to the Applicant or loan proceeds of an economic development financing to the Applicant for the same, said economic development facility to be Lot 16, Block A, Edgewood Industrial Park, Washington Township, Allen County, Indiana, more commonly known as 3805 Transportation Drive, together with a 24,200 sq. ft. structural steel building and improvements and equipment to be located therein (the "Project"); and

WHEREAS, the diversification of industry and increase in job opportunities to be achieved by the acquisition of the Project will be of public benefit to the health, safety and general welfare of the Issuer and its citizens; and

WHEREAS, it would appear that the financing of the Project would be of public benefit to the health, safety and general welfare



of the Issuer and its citizens or the citizens of Allen County, Indiana; and

WHEREAS, the acquisition and construction of the facility will not have an adverse competitive effect on any similar facility already constructed or operating in Allen County, Indiana.

NOW, THEREFORE, BE IT RESOLVED by the Commission as follows:

1. The Commission hereby finds and determines that the promotion of diversification of economic development and job opportunities in Fort Wayne, Indiana, is desirable to preserve the health, safety and general welfare of the citizens of the Issuer, and that it is in the public interest that the Commission and the Issuer take such action as they lawfully may to encourage economic development, diversification of industry and promotion of job opportunities in and near the Issuer.

2. The Commission hereby finds and determines that the issuance and sale of economic development revenue bonds in an amount of approximately \$350,000.00 of the Issuer under the Act for the acquisition, construction and equipping of the Project and the sale or leasing of the Project to the Applicant or the loan of the proceeds of the revenue bonds to the Applicant, will serve the public purposes referred to above, in accordance with the Act.

3. In order to induce the Applicant to proceed with the acquisition, construction and equipping of the Project, the Commission hereby finds and determines that (i) it will take or cause to be taken such actions pursuant to the Act as may be required to implement the aforesaid financing or as it may deem appropriate in pursuance thereof; provided that all of the foregoing shall be mutually acceptable to the Issuer and the Applicant; and (ii) it will adopt such resolutions and authorize the execution and delivery of such instruments and the taking of such action as may be necessary and advisable for the authorization, issuance and sale of said economic development revenue bonds.



4. All costs of the Project which may be financed under the Act will be permitted to be included as part of the bond issue to finance the Project, and the Issuer will sell or lease the same to the Applicant or loan the proceeds from the sale of the bonds to the Applicant for the same purposes.

5. This Resolution shall expire 180 days after the date of its adoption unless the Applicant either requests the Commission to adopt a final resolution approving closing documents or requests an extension from the Commission, which extension shall be granted upon good cause being shown.

ADOPTED this 15th day of October, 1981.

FORT WAYNE ECONOMIC DEVELOPMENT  
COMMISSION

  
\_\_\_\_\_  
Sidney R. Shera

  
\_\_\_\_\_  
Timothy Borne

  
\_\_\_\_\_  
Charles M. Henry

  
\_\_\_\_\_  
Phil A. Howard

\_\_\_\_\_  
Stan Lipp

REPORT OF THE FORT WAYNE ECONOMIC DEVELOPMENT  
COMMISSION CONCERNING THE PROPOSED FINANCING  
OF ECONOMIC DEVELOPMENT FACILITIES FOR

Carl, Susan, Charles and Sandra Bentz

Having been furnished certain data by the above applicant, and having had discussions with representatives of said applicant, the Fort Wayne Economic Development Commission now submits the following report pursuant to Indiana Code 36-7-12-1 et seq.

Description of Proposed Facilities

Acquisition of land and construction of a 24,200 square foot manufacturing facility to be located at 3805 Transportation Drive, Allen County, Indiana.

Estimate of Public Services Required

All public services, including water and sewage, now exist. No public facilities will be made necessary on account of the proposed facilities.

Total Project Cost

The total project cost for the purchase, construction and equipping of the facilities is estimated to be \$ 350,000.00, including costs of issuance of the economic development revenue bonds.

Number of Jobs and Estimated Payroll

It is anticipated there will be approximately 25/50 <sup>Immediate</sup> <sub>years</sub> new jobs created by this project with an estimated payroll increase of approximately \$325,000/\$650,000 annually.

Adverse Competitive Effect

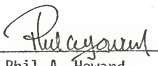
The construction of the facilities will not have an adverse competitive effect on any similar facilities already constructed or operating in or near Fort Wayne, Indiana.

Dated this 15th day of October, 19 81.

  
Sidney R. Sheray

  
Charles Henry

  
Timothy Borne

  
Phil A. Howard

Stan Lipp



# The City of Fort Wayne

September 30, 1981

Mr. Bruce Boxberger  
City Attorney  
City County Building  
Fort Wayne, Indiana

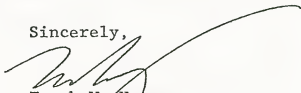
RE: EDC Application for Bentz Mobile Products

Dear Bruce:

I have reviewed the application and financial statements of the above named applicant.

I find no problems with these documents which should deter action by the Commission.

Sincerely,



Frank W. Heyman  
City Controller

APPLICATION TO FORT WAYNE, INDIANA  
ECONOMIC DEVELOPMENT COMMISSION,  
FOR ECONOMIC DEVELOPMENT  
REVENUE BOND FINANCING

---



(1) Applicant's name

Carl I. Bentz

Charles S. Bentz

Susan C. Bentz

Sandra K. Bentz

(2) Address of Applicant's Principal Office and Place of Business.

4914 Lima Road  
Fort Wayne,  
Indiana 46808

(3) Type of organization under which the Applicant does business  
(e.g. corporation, partnership, sole proprietorship, joint venture).

Sole proprietorship

(4) Under the laws of what State is the Applicant organized?

N/A

(5) Business or business in which applicant is engaged?

Applicant will lease the project to C.I.B. INC., which  
manufactures airline ground support equipment.

(6) Is the applicant qualified to do business in Indiana?

N/A for applicant

C.I.B., INC., is qualified in Indiana. C.I.B., INC., does  
business as BENTZ MOBILE PRODUCTS.

(7) Please list names and titles of principal operating personnel.

Carl I. Bentz

Charles S. Bentz

(8) Please list names of all persons or firms having an ownership interest of 10% or more in the applicant.

Carl I. Bentz

Charles S. Bentz

Susan C. Bentz

Sandra K. Bentz

(9) Please list names of any persons who are both (a) shareholders or holders of any debt obligation of the applicant; and (b) officers or members of the Economic Development Commission; or members of the Common Council of the City; or members of the Allen County Council.

None

(10) Has any person listed been (a) convicted of a felony, (b) convicted of or enjoined from any violation of state or federal securities laws, or (c) a part to any consent order or entry with respect to an alleged state or federal securities law violation, in each case within ten years preceding the date of this application?

No

(11) What is applicant's net worth as of the end of the calendar or fiscal year quarter next preceding the date of the application?

In excess of \$100,000.00 in the aggregate.

(12) How long has applicant been in business (a) under its present name, and (b) under any prior names? Please supply, if applicable.

C.I.B., INC., of which applicants are the major shareholders, has been in business 3 years 8 months.

(13) What is the proposed amount of the bond issue?

\$350,000.00

(14) How are the proceeds of the issue to be used? (Itemize by category of expenditure)

\$ 85,000.00 Land

\$265,000.00 Building & Improvements

(15) If the proceeds of the issue are not estimated to be sufficient to acquire, construct and/or remodel, and equip the proposed project, itemize the additional expenditures which will be necessary and indicate the source of such funds.

N/A

(16) Where is the proposed project to be located? (Give street address and legal description as it appears on auditor's records).

3805 Transportation Drive, Fort Wayne, Indiana  
Lot 16, Block A, Edgewood Industrial Park to the  
City of Fort Wayne, Indiana, containing approximately 3.4 acres

(17) Describe facilities to be constructed. (Provide architect's rendering if available).

Structural Steel Building containing approximately 24,200 sq. ft.

(18) Is the project solely within the city limits of Fort Wayne? (If not, give the name of the township and/or other municipality in which it is located).

3805 Transportation Drive  
Lot # 16, Block A, Edgewood Industrial Park  
To The City of Fort Wayne, Allen County, Indiana  
Washington Township

(19) Is the property solely within the Fort Wayne Community School District? (If not, state the name of the School District in which it is located).

Yes

(20) What is the approximate size of the tract or parcel on which the property is to be situated?

3.4 Acres approximately

(21) If the proposed project or a portion thereof is to be leased to another entity or entities, name the entity or entities and describe the portion to be leased. If no lease is contemplated, please indicate.

Yes

See answer to # 6 above.

The project will be leased to C.I.B., INC., dba BENTZ MOBILE PRODUCTS the majority shareholders of which are the applicants.



(22) What is the nature of the business to be conducted at this location?

See answer # 5-above.

C.I.B. INC., manufactures ground support equipment for the air lines.

(23) Does existing zoning clearly permit construction and operation of the proposed project? Yes

(a) - What is the existing zone? I 2

(b) - What zone does project require? I 2

(24) Will the proposed project have ready access to (a) water, and (b) sewers? If not, state how it is intended to obtain access to those utilities.

(a) Yes

(b) Yes

(25) Are septic tank or other temporary sewage treatment and disposal facilities to be used in lieu of sewers?

No

(26) Describe briefly any adverse environmental impact anticipated by reason of operation of the proposed project, with particular reference to air, noise or water pollution.

None

(27) If the project is constructed, will any existing jobs be lost by reason of reduction or cessation of operations (a) in the City, (b) in Allen County, or (c) elsewhere in the State of Indiana?

- a. No
- b. No
- c. No

(28) Describe briefly by category the nature of the new jobs to be created.

Machine Operators--- Shears, Press Brake, Punch Press

Welders & Fitters

Painters & Trimmers

(29) State the number of new jobs to be created (a) immediately after the proposed facilities are placed into operation, and (b) within three years thereafter.

- (a) 20 to 25 approximately
- (b) 50 approximately

(30) What additional annual payroll will the new jobs generate (a) immediately after the proposed facilities are placed into operation, and (b) within three years thereafter.

- (a) 260,000.00 to 325,000.00
- (b) 520,000.00 to 650,000.00

(31) If the proposed project would not be approved for tax-exempt financing, is there any substantial possibility that loss of existing jobs would occur in (a) the City, (b) the County, or (c) the State of Indiana? If the answer to either (a), (b) or (c) is affirmative, what would be the approximate number of jobs lost and the approximate net annual dollar amount of payroll loss?

Probably not

(32) Has the proposed project been informally reviewed by bond counsel to determine whether it is in accordance with the applicable state and federal law? If so, by what firm of bond counsel?

Yes

Ice Miller Dinadio & Ryan

(33) Have tentative or final arrangements been made for sale of the bonds? Describe briefly any such arrangements.

Yes

Lincoln National Bank has agreed to purchase the bonds. See attached letter from Lincoln National Bank & Trust Company.

(34) Describe briefly the proposed method of financing. (Direct, loan, lease, sale, etc.)

Loan

Carl I. Bentz  
Carl I. Bentz, applicant

Charles S. Bentz  
Charles S. Bentz, applicant

Susan C. Bentz  
Susan C. Bentz, applicant

Sandra K. Bentz  
Sandra K. Bentz, applicant

BY: \_\_\_\_\_

Its: \_\_\_\_\_

Dated this 22 nd day of September, 1981.

State name, address and phone number of person to be contacted and given notice about this applicant:

James M. Prickett and Paul S. Steigmeyer  
Barrett Barrett & Mc Nagny  
Third Floor Lincoln Bank Tower  
P.O. Box 2263  
Fort Wayne, Indiana 46801  
219-423-9551

# LINCOLN NATIONAL BANK AND TRUST COMPANY

ROBERT L. BURTCH  
VICE PRESIDENT

116 EAST BERRY STREET  
FORT WAYNE, INDIANA  
46802

September 24, 1981

Mr. Carl I. Bentz  
Mr. Charles Stephen Bentz  
C. I. B., Inc.  
d/b/a Bentz Mobile Products  
4914 Lima Road  
Fort Wayne, Indiana 46808

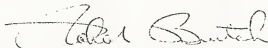
Dear Carl and Steve:

It is our understanding that you are contemplating the purchase of land and the construction of a building on that parcel in Edgewood Industrial Park, Fort Wayne.

In our earlier conversation, you had indicated that the total project would cost in the area of \$350,000. We would have an interest in assisting you in the purchase of bonds in the financing of this project, however, to be subject to our review of financial data, terms, and other documentation relevant to the bond purchase request.

As you move forward with your building plans, please keep us apprised of your progress.

Sincerely,



Robert L. Burtch  
Vice President

RLB/cw



DIGEST SHEET

7-81-10-31

TITLE OF ORDINANCE Inducement Resolution for an issue of \$350,000.00DEPARTMENT REQUESTING ORDINANCE Economic Development CommissionSYNOPSIS OF ORDINANCE Purchase of Lot 16, Block A, Edgewood IndustrialPark, Washington Township, Allen County, Indiana, commonly referredto as 3805 Transportation Drive, including the land, building,equipment and improvements to be located therein on application ofCarl I. Bentz, Susan C. Bentz, Charles S. Bentz, and Sandra K. Bentz.EFFECT OF PASSAGE Purchase of land, building, equipment and improvements,creating 50 jobs within three years at an annual payroll of  
\$520,000.00 to \$650,000.00.EFFECT OF NON-PASSAGE None of the above.MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) None.

ASSIGNED TO COMMITTEE (PRESIDENT) \_\_\_\_\_